

**TOWN OF GRANBY
ZONING BOARD OF APPEALS
MINUTES
November 18, 2014**

Present: Wayne Chapple, Robert Lindeyer, Judy Goff, Ann Crimmins, and William Percival

Chairman Chapple convened the meeting at 7:30 p.m. and Secretary William Percival read the Legal Notice. The Legal Notice was published on November 7, 2014 and November 14, 2014 in the Connecticut Section of the *Hartford Courant*.

REGULAR MINUTES

ON A MOTION by A. Crimmins, seconded by R. Lindeyer, the Board voted 4-0-1 to approve the minutes of the regular meeting of October 21, 2014 as presented. A. Crimmins abstained.

Chairman Chapple explained the procedure of the meeting and noted to those in attendance that decisions would generally be mailed to the applicant within ten days. Approval, when granted, shall be null and void if not filed within 90 days of the approval date.

PUBLIC HEARING

The hearing on the appeal by Karen Pichette seeking a variance to Section 2.4 and/or Section 8.5 of the Zoning Regulations, to allow for a modification of a previous ZBA action for property located at 7 Moosehorn Road, opened at 7:32 p.m.

Karen Pichette, 7 Moosehorn Road, appeared before the Board and explained her variance application, which proposes to modify a previous ZBA action. This property is owned by Karen and Michael Pichette and his sister, Susan Pichette. It is a 2-acre parcel with a main house and a guest house (approx. 870 sq. ft.), where one of the owners presently lives. On July 31, 1964 ZBA voted to approve this guest house as an accessory building to be used only by immediate members of the family or non-paying house guests. The applicant would like to be able to lease the guest house without the imposed restrictions. The matter was discussed in great detail with regard to the Zoning Regulations, the property features, and the requirements for a variance.

Public comment: There was no public comment and no letters were received.

This public hearing closed at 8:18 p.m.

ON A MOTION by J. Goff, seconded by A. Crimmins, the Board voted unanimously (5-0-0) to deny a variance, as requested, for property located at 7 Moosehorn Road, due to the lack of an adequate hardship.

In denying the motion, the Board also noted the requirements of the Zoning Regulations outlined in Section 2.1.2.

The meeting was adjourned at 8:38 p.m.

Respectfully submitted,

Susan Christian
Recording Secretary